

FOR SALE

Residence and Shop on 3+ Acre Parcel of Land

7850 Roblin Boulevard, Headingley, Manitoba



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FOR SALE

7850 Roblin Boulevard, Headingley, Manitoba



THE OPPORTUNITY

Acquire a 2,440 +/- SF shop and 1,587 SF Bungalow residence situated on 3 +/- acre parcel of land in Headingley, MB.

LOCATION

- South side of Roblin Boulevard, Headingley, MB. 5 kilometers west of Perimeter Highway.

FINANCIAL

Sale price	\$875,000
Property Taxes (2024)	\$3,122.16
Title Number	2724619
Roll Number	18800

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3 BEDROOM BUNGALOW

Construction	Wood Frame, Vinyl Siding
Size	1,587 SF
Electrical	100 AMP

- Remodeled kitchen with island.
- Main floor laundry, fridge, stove, dishwasher, washer and dryer included.
- Dining room with hardwoods floors.
- Several windows have been replaced.
- Interlocking brick patio.
- Mature trees.
- 2 storage sheds.
- Maintenance free siding and soffets.

2 Car Garage

- 32'x26', demising wall.
- 1 side is heated and insulated.
- 2-10'x8' Overhead doors with openers.

Basement

- Large rec room.
- Brick base for wood burning stove. (Fireplace chimney needs to be replaced before using).
- Bedroom, washroom.
- Utility room.
- Wet bar.

LAND

Address	7850 Roblin Boulevard
Lot Size	3.16 Acres
Dimensions	140.68' x 980.41'
Zoning	Rural Agricultural Conditional use may be required for certain uses of shop.

SHOP

Building Size	2,440 +/- SF
Dimensions	40.4' x 60.4'
Construction	Grade Beam on Piles 2' x 6' Walls, 29 Guage Steel Exterior Siding
Year Built	2006
Sewer & Water	Municipal
Heat	28 KW - Electric In-Floor Hot Water System
Insulation	Walls - R20 Ceiling - R40
Lighting	C5 Flourescent
Shop Ceiling Height	18'
Column Spacing	Clear Span
Electrical	15 KVA, 347/600 Volt, 3 Phase
Overhead Doors	1 - 10' x 10' 1 - 14' x 14' Concrete pad in front of overhead doors

*The Purchaser is responsible for confirming the accuracy of size and all other information during its due diligence

- Partial gravel yard.
- Floor drain.

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RESIDENCE



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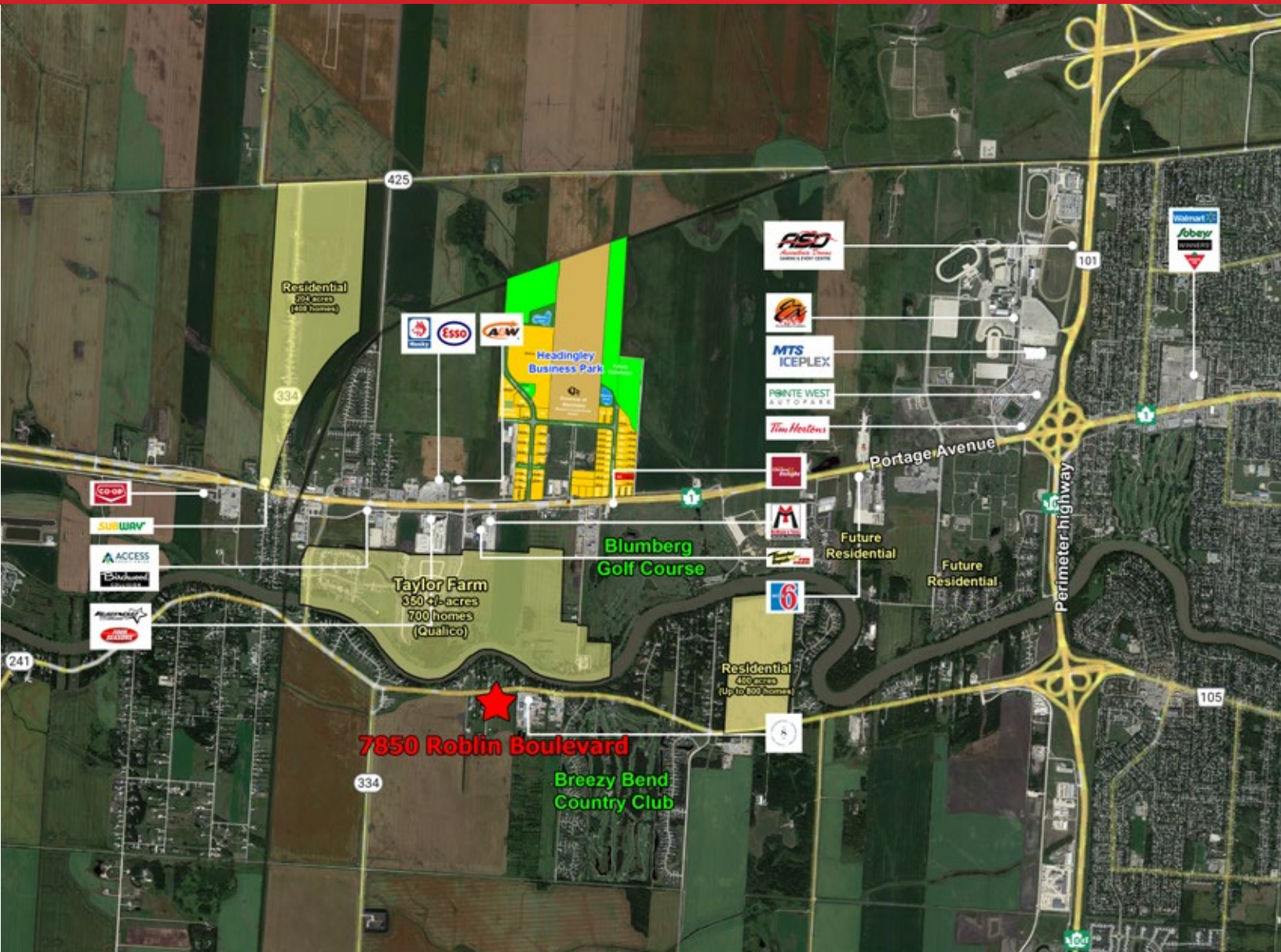
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FOR MORE INFORMATION, PLEASE CONTACT:

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